

LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION

Evansville, Wisconsin

Version: December 2021

General instructions. Complete this application as it applies to your project and submit 12 copies to the City Clerk along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2263 or colette.spranger@ci.evansville.wi.gov. You may download this file off of the City's website at: www.ci.evansville.wi.gov.

- Office Use Only -

Initial application fee	\$150
Receipt number	
Date of pre-application meeting, if any	
Date of determination of completeness	
Name of zoning administrator	
Date of Plan Commission review	
Application number	

1. Applicant information

Applicant name CHS Oilseed Processing LLC

Street address 5500 Cenex Drive

City Inver Grove Heights

State and zip code Minnesota 55077

Daytime telephone number 507-327-3097

Fax number, if any _____

E-mail, if any Jim.Graham@chsinc.com

2. Agent contact information Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Agent 1	Agent 2	Agent 3
Name	Jim Hetland	Bryan Remer	Mark Fabel
Company	KFI Engineers	Short Elliot Hendrickson, Inc	McGough
Street address	670 County Rd B West	2351 Connecticut Ave, Suite 300	2737 Fairview Ave N
City	St Paul	Sartell	St Paul
State and zip code	Minnesota 55113	Minnesota 56377	Minnesota 55113
Daytime telephone number	651-771-0880	320-229-4340	651-248-3024
Fax number, if any			
E-mail, if any	jphetland@kfi-eng.com	bremer@sehinc.com	mfabel@mggough.com

3. Subject property information

Parcel number(s)	<div style="display: flex; justify-content: space-between;"> <div>6 - 27 - <u>959</u> . <u>6</u></div> <div>6 - 27 - <u>6-20-219B</u></div> <div>6 - 27 - <u>6-20-318</u></div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div>6 - 27 - <u>958</u> . <u>07</u></div> <div>6 - 27 - <u>6-20-305</u></div> <div>6 - 27 - <u>6-20-317.01</u></div> </div> <p style="margin-top: 10px;">Note: The parcel number can be found on the tax bill for the property or may be obtained from the City.</p>
Current zoning classification(s)	<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> <p style="text-align: center; margin-bottom: 10px;">A-1</p> <p>Agricultural Districts A-1 A-2 A-3</p> <p>Residential Districts RR LL-R12 LL-R12A LL-R12B LL-R12C LL-R15 LL-R15A LL-R15B LL-R15C R-1 R-1A R-1B R-1C R-2 R-3</p> <p>Business Districts B-1 B-2 B-3 B-4</p> <p>Planned Office District O-1</p> <p>Industrial Districts I-1 I-2 I-3</p> </div> <div style="width: 55%;"> <p style="margin-bottom: 10px;">Note: The zoning districts are listed below.</p> </div> </div>

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Describe the current use of each parcel	Each parcel is currently Agricultural
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4. Indicate what zoning district designation you would like the subject property to be zoned as. If multiple zones are proposed, use the parcel map provided as part of #7 below to show the proposed configuration.

I-2 Industrial

5. From the list below, check those reasons why you believe the zoning map and/or zoning classification should be changed.

- ☐ The designation of the official zoning map and/or zoning classification should be brought into conformity with the City's Comprehensive Plan.
- ☐ A mistake was made in mapping on the official zoning map and/or zoning classification.
- ☒ Factors have changed (e.g., availability of new data, the presences of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- ☐ Growth patterns or rates have changed, thereby creating the need for an amendment to the official zoning map and/or zoning classification.

6. For each of the reasons checked above, provide additional detail.

A new industrial facility is being proposed for the property

7. **Location map.** Attach a map (8½" x 11") that shows those parcels to be rezoned and all parcels lying within 250 feet of the subject property. This map shall be reproducible with a photocopier, at a scale which is not less than one inch equals 600 feet. It shall clearly show the parcel number of each parcel to be rezoned, a graphic scale, and a north arrow.

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8. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.
- ◆ I understand that the City Council may ask for additional information.
- ◆ I understand that if the City Council denies this application, I may not resubmit this same application during the 12-month period from the date of the City Council's decision, unless there is new evidence or proof of change as certified by the Community Development Director.

DocuSigned by:
Jim Graham
D8F61C49CCE5470...

7/5/2023

Applicant Signature

Date

Governing Regulations The procedures and standards governing this application process are found in Chapter 130, Article 2, Division 7, of the Municipal Code.

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FACT SHEET

What is meant by zoning?

Zoning is a legislative process through which the City Council divides the municipality into districts or zones, and adopts specific regulations for each of the districts concerning the use of land and the placement, spacing, and size of buildings. Zoning represents a democratic method for setting the ground rules for how development can occur within the community.

What is the purpose of zoning?

The primary goal of zoning is to avoid or minimize disruptive land use patterns involving incompatible land uses. Other goals that a community attempts to address through zoning could include: reducing congestion on public streets; facilitating the creation of a convenient, attractive and harmonious community; facilitating the provision of adequate police and fire protection, transportation, water, sewerage, schools, parks, playgrounds, and other public requirements; protecting against the overcrowding of land; encouraging economic development activities; providing for the preservation of agricultural land; promoting the creation and preservation of affordable housing; and encouraging the most appropriate use of land within the locality.¹

How does zoning work?

A zoning ordinance consists of two parts: a map and text. The map shows how a community is divided into different use districts or zones. The text explains the zoning rules that apply in each zoning district and the procedures for administering and applying the zoning ordinance.

Can the zoning of a property be changed?

Yes, the property owner may submit an application for rezoning. A map of the property and surrounding land must accompany the application. The property owner should include a written statement or justification for the request, including the reasons why the applicant believes the proposed amendment is in harmony with the recommendations of the City's Master Plan. There is an application fee of \$150, plus reimbursement of municipal consulting costs.

Are there opportunities for public input?

A public hearing will be scheduled for a Plan Commission meeting. Notice of the hearing will be sent to property owners within 250 feet of the subject property, posted at City Hall, and published in the *Evansville Review*. Interested individuals are encouraged to contact city staff with questions prior to the hearing, as well as attending the hearing to share their opinions regarding the proposed zoning change.

Note: This fact sheet is prepared to facilitate an understanding about zoning and the rezoning process. Applicants should refer to City's zoning code for further explanation and requirements. Please contact the Community Development Director at 882-2263 if you have any questions.

¹ The Planning Commissioners Journal No. 42, Spring 2001.

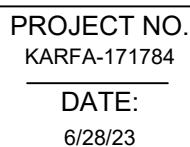
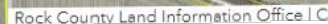


FIGURE
NO. 1



Certificate Of Completion

Envelope Id: 06DDEED09AE24AD0998E0485E12D9EDB

Status: Completed

Subject: Complete with DocuSign: Rezoning Application_23.07.05.pdf

Source Envelope:

Document Pages: 5

Signatures: 1

Envelope Originator:

Certificate Pages: 5

Initials: 0

Mark Fabel

AutoNav: Enabled

2737 Fairview Ave N

Envelope Stamping: Enabled

St Paul, MN 55113-1307

Time Zone: (UTC-06:00) Central Time (US & Canada)

MFabel@mcgough.com

IP Address: 97.127.50.196

Record Tracking

Status: Original

Holder: Mark Fabel

Location: DocuSign

7/5/2023 12:14:47 PM

MFabel@mcgough.com

Signer Events

Jim Graham

jim.graham@chsinc.com

Facility Manager

Security Level: Email, Account Authentication
(None)**Signature**

DocuSigned by:



D8F61C49CCE5470...

Signature Adoption: Pre-selected Style

Using IP Address: 163.116.252.40

Timestamp

Sent: 7/5/2023 12:15:52 PM

Viewed: 7/5/2023 2:22:09 PM

Signed: 7/5/2023 2:22:22 PM

Electronic Record and Signature Disclosure:

Accepted: 7/5/2023 2:22:09 PM

ID: 9f2605df-c6ca-43d6-ac0a-9acaf638e72c

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp**

Mark Fabel

mfabel@mcgough.com

EVP

McGough Development

Security Level: Email, Account Authentication
(None)**COPIED**

Sent: 7/5/2023 12:15:53 PM

Resent: 7/5/2023 2:22:24 PM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Witness Events**Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

7/5/2023 12:15:53 PM

Certified Delivered

Security Checked

7/5/2023 2:22:09 PM

Signing Complete

Security Checked

7/5/2023 2:22:22 PM

Completed

Security Checked

7/5/2023 2:22:22 PM

Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact McGough Construction:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: helpdesk@mcgough.com

To advise McGough Construction of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at helpdesk@mcgough.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from McGough Construction

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to helpdesk@mcgough.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with McGough Construction

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to helpdesk@mcgough.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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- Until or unless you notify McGough Construction as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by McGough Construction during the course of your relationship with McGough Construction.